



DIRECTOR'S LETTER OF INSTRUCTION

DLI-LD-L
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LAND DEVELOPMENT

SUBJECT: TRANSPORTATION IMPACT FEE (TIF) CALCULATION

PURPOSE:

To define a procedure for estimating the TIF for a proposed project.

INSTRUCTIONS:

I. Calculating your TIF Estimate

1. Multiply the Number of Trips (Section II) by the Per Trip Rate (Section III).
2. Subtract total from Credits and Reductions (Section IV).
3. This number is the TIF estimate for the project.

PLEASE NOTE: This process is intended only as a means to provide an estimate or "ballpark" figure for the TIF. Actual TIF will be calculated during project conditioning or building permit issuance.

II. Establishing Number of Trips

1. Identify the proposed use. (Example: Auto Parts Sales, Drugstore, Single Tenant Office, Fast Food with Drive Through)
2. Identify size of use. (Example: Square feet, acres, fueling spaces)
3. Refer to SANDAG *Guide of Vehicular Traffic Generation Rates for the San Diego Region*.

a. Located on the SANDAG Website at:

http://www.sandag.org/uploads/publicationid/publicationid_1140_4103.pdf

b. Identify proposed use on the list.

- c. Calculate number of trips based on trip generation rates on the chart by uses.

4. Pass-by credits

- a. Commercial/Retail, Financial, Automobile, Restaurant categories may be eligible for "pass-by" trip credits. This recognizes that the use is a stop on the way to a different destination.
- b. The bottom of the SANDAG *Guide of Vehicular Traffic Generation Rates for the San Diego Region* lists uses eligible for pass-by trip reduction.
- c. Identify the use and reduce the number of trips calculated in 3c. by the percentage listed.

III. Identifying the Per Trip Rate

1. Determine the local planning area for your proposed use. If you are unaware of which planning area the project is located, it can be found on Figure 1 (12th page) of the following document:
<http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/TIFReport.pdf>
2. Click on the planning area at <http://www.sdcounty.ca.gov/dpw/land/tif.html>, and use the rate chart to determine your per trip rate ("Total per trip rate" column):

IV. Credits and Reductions

1. Direct Impact Mitigation

- a. Identify if the project fronts on a TIF approved facility. See <http://www.sdcounty.ca.gov/dpw/land/tif.html> for a link to maps of facilities.
- b. If the project fronts a TIF facility, subtract the estimated cost you will incur for improvements to mitigate direct traffic impacts including road construction, widening of an existing road, construction or improvement of intersections, through lanes and turn lanes, and construction or modification of signalization at intersections. (Note: average reduction to date has been roughly 25% of the total per I.1. above).
- c. If the project does not front a TIF facility, see step 2.

2. Alternative TIF Facility

- a. For projects that do not front a TIF facility, demonstrate, in a traffic study approved by the County, that the facility the project fronts will reduce trips on an approved TIF facility.
- b. If 2a is satisfied, then follow steps described in 1b above to calculate a reduction based on direct traffic impact mitigation cost.

3. Previously Mitigated Project

- a. Projects that analyzed and mitigated for cumulative impacts may submit previous traffic studies to the County.
- b. Amount of credit granted will be proportional to past mitigation compared to mitigation required by TIF.

EXAMPLE:

Project:

Rite Aide Drugstore on Alpine Boulevard, Alpine
10,000 square feet

Number of Trips:

SANDAG Guide: Drugstore = 90 Trips/1000 Square feet
900 trips
10% pass-by credit
810 TIF Trips

Multiply Number of Trips by the Per Trip Rate:

Alpine area rate = \$379 per trip
810 trips X \$379 rate = \$306,990

Credits and Reductions:

Alpine Boulevard is a TIF facility. Estimated direct impact mitigation for this project is \$76,750

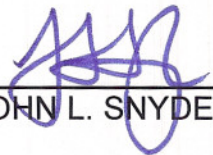
\$306,990 less \$76,750 = Total Estimated TIF of \$230,240

If you have any questions or need additional assistance, please contact the Department of Public Works Land Development section at (858) 694-2055.

REFERENCES:

Title 7, Division 7 County Regulatory Code – Transportation Impact Fees

APPROVED BY:



JOHN L. SNYDER, DIRECTOR

EFFECTIVE DATE: December 8, 2005

REVISION DATE:

SUNSET DATE: December 8, 2010